

WARRANTY DEED
Corporation

006280

KNOW ALL MEN BY THESE PRESENTS

62-3
3268
TWO TRANSFER
TAX PAID

That, **WATERVILLE SHOPPING ASSOCIATES, INC.**, a corporation organized and existing under the laws of the State of Maine, and located at Waterville, in the County of Kennebec, and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **E.F.R. INC.**, a corporation duly established by law and having a place of business in Waterville, in the County of Kennebec and State of Maine, whose mailing address is P.O. Box 296, Waterville, ME 04903-0296, receipt whereof it does hereby acknowledge, does hereby **give, grant, bargain, sell and convey**, unto the said **E.F.R. INC.**, its successor/successors and assigns forever,

A certain lot or parcel of land situated in Waterville, in the County of Kennebec and State of Maine, more particularly bounded and described as follows:

Commencing at a point in the westerly right-of-way line of Main Street and in the southeasterly corner of premises occupied by the Howard Johnson Motor Lodge; thence in a general southerly direction along the westerly right-of-way line of Main Street, a distance of 134.4 feet to the northeasterly corner of premises of Waterville Shopping Trust; thence in a general westerly direction along the northerly line of Waterville Shopping Trust a distance of 117 feet to a point; thence at a slight angle to the north, a distance of 43.17 feet to an iron pin; thence in a general northerly direction, a distance of 120 feet, more or less, to the southerly boundary line of the premises occupied by the Howard Johnson Motor Lodge; thence in a general easterly direction along the southerly line of premises occupied by the Howard Johnson Motor Lodge, a distance of 166 feet to the point of beginning.

This conveyance is subject to an easement from Andrew Rosenthal et als dated November 1, 1990, and recorded in the Kennebec County Registry of Deeds in Book 3840, Page 38.

Meaning and intending hereby to convey the premises acquired by the within Grantor by deed of Andrew B. Rosenthal et al dated January 16, 1991, and recorded in the Kennebec County Registry of Deeds in Book 3871, Page 191.

To have and to hold, the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said **E.F.R. INC.**, its successor/successors and assigns, to its and their use and behoof forever.

And the said Grantor Corporation does hereby **covenant** with the said Grantee, its successor/successors and assigns, that it is lawfully seized in fee of the premises; that they are free of all encumbrances EXCEPT AS AFORESAID; that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors, shall and will **Warrant and Defend** the same to the said Grantee, its successor/successors and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said **WATERVILLE SHOPPING ASSOCIATES, INC.** has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Andrew B. Rosenthal, its President, thereunto duly authorized, this 14th day of December, in the year of our Lord one thousand nine hundred and ninety-two.

Signed, Sealed and Delivered
in the presence of:

Martha E. Hickey

WATERVILLE SHOPPING ASSOCIATES, INC.

By

Andrew B. Rosenthal
President

STATE OF MAINE
KENNEBEC, SS.

Dated: December 14, 1992

Then personally appeared the above named Andrew B. Rosenthal, President of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity, and the free act and deed of said Corporation.

Before me,

SEAL

Michael H. Sacks
Notary Public

Print Name:

My Commission Expires:

MICHAEL H. SACKS
NOTARY PUBLIC, ME
MY COMMISSION EXPIRES 12/31/97

RECEIVED KENNEBEC SS.

1993 MAR 24 AM 9:00

ATTEST: *Robert B. Moore*
REGISTER OF DEEDS